

**City of Greensboro Planning Department
Zoning Staff Report
April 9, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 4617 Mercury Drive (south side of Mercury Drive between Muirs Chapel Road and Edwards Road)

Applicant: Derik & Sarah Broach
Owner: Derik & Sarah Broach

From: RS-9
To: CD-LO

Conditions: 1) Use is limited to offices.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family Dwelling
Acreage	0.2
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Ridgewood Apartments	RM-18
<i>South</i>	Kingdom Hall of Jehovah's Witnesses parking area	RS-9
<i>East</i>	Single Family Residential	RS-9
<i>West</i>	Kingdom Hall of Jehovah's Witnesses	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Mercury Drive – Local Street.
Site Access	Existing.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4G.1: Promote compact development.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The property at the southeast quadrant of Muirs Chapel Road and Mercury Drive was rezoned from RS-9 to CD-LO (#2702) by the Zoning Commission in October 1998. This property contains a dental office. Staff recommended approval of that request since it was bounded by property to the south rezoned to CD-GO-M in July 1997, a church to the east, and multifamily development to the north. Staff observed that CD-LO would function in a transitional capacity between the nonresidential zoning along Muirs Chapel Road to the south and the residential zoning to the north.

The property to the south was initially rezoned to CD-GO-M by the Zoning Commission in July 1997. In September 2000 this 8-acre tract was rezoned to the current CD-GO-M District (#2872) to adjust the conditions with regard to site access and number of stories for one of the buildings.

This proposal would allow the existing single family residence to be converted to a small office use. Given the close proximity of high density multifamily uses to the north and established offices uses to the south and west of the subject property, staff feels this is a reasonable request. In order to ensure compatibility with the remaining single family uses located to the east of the subject property, the following zoning conditions have been agreed upon by the applicant and will be added at the Zoning Commission Public Hearing:

- The existing structure shall be retained.
- Parking shall be prohibited between the street and the principal structure.

Given the limitations on the uses of the property, as well as the other proposed zoning conditions, this request is consistent with the High Residential land use classification on the Generalized Future Land Use Map of Connections 2025. It is also consistent with the Reinvestment/Infill goal as stated above. It meets Comprehensive Plan policies of promoting new patterns and intensities of use, encouraging “home-grown” and community-based businesses and entrepreneurs, as well as implementing measures to protect neighborhoods from potential negative impacts of redevelopment.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: Appropriate buffering between this use and the adjacent single family residential uses to the east would be a welcome addition to this proposal.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.